059.0	0004	0001.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	293,000 /	293,000
					USE VALUE:	293,000 /	293,000
					ASSESSED:	293,000 /	293,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVISON KENT TRUSTEE	
Owner 2:	DAVISON REALTY TRUST	
Owner 3:		
Street 1:	1 PARK AVE EXT	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1,360 Sq. Ft. of land mainly classified as Office with a Office Building built about 1920, having primarily Brick Exterior and 676 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	1360.000	85,600		207,400	293,000
Total Card	0.031	85,600		207,400	293,000
Total Parcel	0.031	85,600		207,400	293,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.43 | /Parcel: 433.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	39354
GIS Ref	
GIS Ref	
Insp Date	07/13/18

!5205!

PREVIOUS ASSESSMENT

Parcel ID: 059.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	85,600	0	1,360.	204,000	289,600	289,600	Year End Roll	12/18/2019
2019	340	FV	81,700	0	1,360.	190,400	272,100	272,100	Year End Roll	1/3/2019
2018	340	FV	81,700	0	1,360.	170,000	251,700	251,700	Year End Roll	12/20/2017
2017	340	FV	81,700	0	1,360.	149,600	231,300	231,300	Year End Roll	1/3/2017
2016	340	FV	98,600	0	1,360.	112,200	210,800	210,800	Year End	1/4/2016
2015	340	FV	84,800	0	1,360.	61,200	146,000	146,000	Year End Roll	12/11/2014
2014	340	FV	84,800	0	1,360.	61,200	146,000	146,000	Year End Roll	12/16/2013
2013	340	FV	84,800	0	1,360.	61,200	146,000	146,000		12/13/2012

PRINT

Date	Time
12/10/20	20:07:35

LAST REV

Date	Time
05/13/19	10:58:33

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5205

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	922-159		7/1/1979		28,000	No	No		Y

USER DEFINED

Prior Id # 1:	39354
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2012	227	Re-Roof	7,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2019	I & E Return	MM	Mary M
7/13/2018	MEAS&NOTICE	PH	Patrick H
2/14/2017	I & E Return	EMK	Ellen K
3/21/2016	I & E Return	EMK	Ellen K
3/20/2009	Meas/Inspect	197	PATRIOT
6/12/2000	Meas/Inspect	263	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		1360		Sq. Ft.	Site		0	30.5	5.00	CA									207,400						207,400	

Total AC/HA: 0.03122 | Total SF/SM: 1360 | Parcel LUC: 340 | Office | Prime NB Desc: COMM AVG | Total: 207,400 | Spl Credit | Total: 207,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	1.03950000
Adj $ / SQ:	136.434
Other Features:	5973
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	118825
Depreciation:	33271
Depreciated Total:	85554

COMMENTS

1925 / DAVIDSON INS AGENCY NO BMT NO PARKING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	1

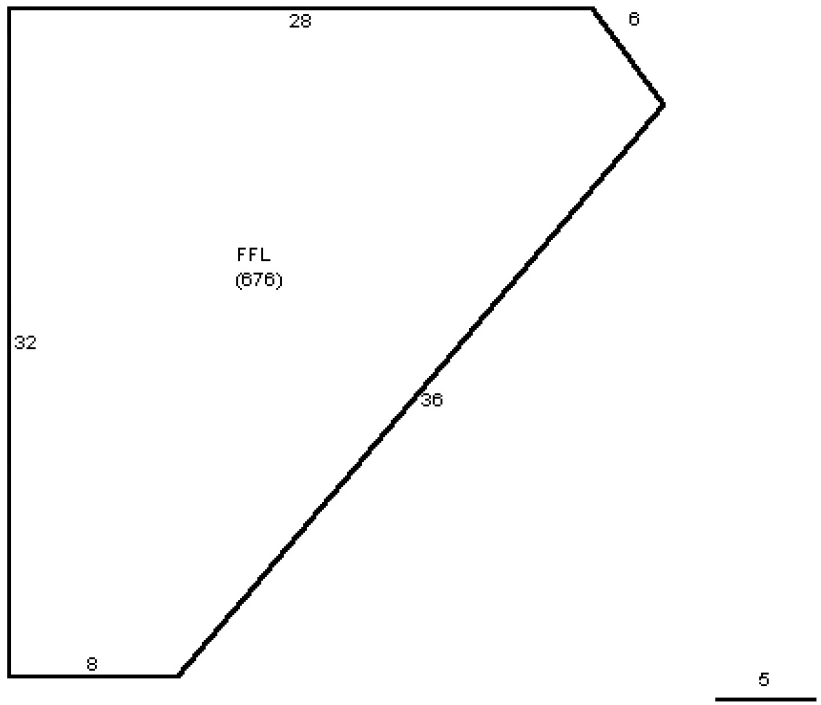
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	676	136.430	92,230

Net Sketched Area:	676	Total:	92,230
Size Ad	676	Gross Are	676	FinArea	676
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.09
Special Features:	0	Val/Su Net:	126.63
Final Total:	85600	Val/Su SzAd	126.63

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

059.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	